

**CERTIFICATE OF APPROPRIATENESS****Application Date:** February 3, 2016**Applicant:** Alexander Ridgway, Brickmoon Design, for Thomas and Rachel Paez, owners**Property:** 835 Columbia Street, Lots 2& 3, Block 250, Houston Heights Subdivision. The property includes a 2,429 square foot, two-story wood frame single-family residence and detached garage situated on a 13,200 square foot (100' x 132') double interior lot.**Significance:** Noncontributing altered bungalow residence, remodeled circa 1980, located in the Houston Heights Historic District South. The noncontributing structure will be demolished.**Proposal:** New Construction – *Deferral*

Construct a new 3,758 square foot 1½ story residence and new rear detached two-story 1,219 square foot garage.

- Residence will have an overall width of 45.5', depth of 90.5', and a ridge height of 30.5'.
- A full width porch will span the main body of the house, and feature four round columns.
- The main body of the house is 33' wide. A 12' wide one-story room with Greek Revival style detailing is attached to the south side of the house, extending the width of the house to over 45'. This room is located at the front of the house, with its front recessed only 1.5' behind the front wall of the house.
- Setbacks: front setback is 19', south side setback is 38' and north side setback is 16.5'.
- Foundation: pier and beam with a finished floor height of 2'-8".
- Roof: side gabled with 11:12 pitch. Eave height is 12'. A shed roof dormer spans most of the width of the roof.
- Windows: combination of double-hung, fixed, and casement windows. The double-hung windows will have a 4-over-1 lite pattern while the fixed and casement windows will have a divided-lite pattern. All windows will be wood and have a recessed mounting profile.
- Siding: cementitious lap with 7" reveal, except for the one-story south extension, which will be clad in wood and cementitious panels.
- Garage: rear detached garage will be 23' wide by 32' deep, with a ridge height of 26.5'.

See enclosed application materials and detailed project description on p. 5-21 for further details.

The application was first considered at the Feb 2016 HAHC meeting. The application was deferred and the applicant was asked to make changes to the proposed design to reduce the overall width of the house and to eliminate the architectural detailing on the south extension that is inconsistent with the remainder of the house. Despite this feedback from staff and HAHC, the applicant has made no changes to the design.

**Context Area:** The context area for this application is the 800 block of Columbia Street, both west and east blockfaces. See pp. 5-9 for further analysis of the context area.**Public Comment:** No public comment received.**Civic Association:** No comment received.**Recommendation:** Denial - does not satisfy criteria 2 and 3**HAHC Action:** Denied

**APPROVAL CRITERIA - NEW CONSTRUCTION**

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA****S - satisfies D - does not satisfy NA - not applicable**

- ☒ ☐ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- There is a Minimum Building Line ordinance on this block that requires a minimum setback of 17'. The front setbacks of the contributing structures on the blockface range from 6' to 30', with 10 out of the 13 having a front setback between 17-20'. The proposed front setback of 19' is within this typical range. The proposed side setbacks for the house are 16.5' and 38', also compatible.
- ☐ ☒ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- The exterior features of the proposed residence are not compatible with the existing contributing structures in the context area. The main body of the house features Craftsman-type details, with four-over-one windows on the first floor and six lite windows in the dormer. However, on the south side of the house is a 12' wide by 18' deep one-story extension, located 1'-7" back from the front wall of the house, that is of a different style. This extension features a configuration of columns, panels, parapet, multi-paned windows, and flat roof more commonly found on Greek Revival architecture. This style is not only incompatible with the house itself, it is also incompatible with the existing contributing structures in the context area, which are a combination of simple Craftsman bungalows and Queen Anne houses. The proposed divided-lite windows on both the main body of the house, the dormer, and the side extension are not found in the context area; contributing houses in this area have a simpler lite-pattern, 1-over-1 for Craftsman and 2-over-2 for Queen Anne being typical.
- In order to meet this criterion, this side extension would need to be clad in a manner consistent with the rest of the house (such as lap siding), have a more compatible side gabled roofline, and feature 1-over-1 windows. The windows on the house should also feature a simpler lite pattern than the proposed 4-over-1 windows or the six lite windows in the dormer.
- ☐ ☒ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- The proposed new residence is not in scale with the contributing structures in the context area. Typical width ranges from 26' to 32' on the blockface. Although the 33' width of the main portion of the house is close to the typical range for contributing structures, the one-story extension located almost flush with the front wall of the house brings the house to a total 45' in width, which exceeds the typical width in the context area by over 10'.
- Based on Sanborn maps, aerial photos, and other research, staff has found no evidence to suggest that larger lots contain wider structures in the context area or in the historic district overall. Even the subject property originally contained two houses of typical width, one on each lot. Also, the proposed flat roof of the south extension is not compatible with other contributing structures in the context area.
- Furthermore, the applicant is proposing a 13' deep and 39' long open porch on the south side of the house. Because the elevations currently have this porch tucked behind the proposed south extension, it's unclear how much visual impact the side porch would have if this extension were

removed or reduced as needed to meet Criterion 3. Staff recommends that this feature also be denied unless the applicant provides drawings demonstrating the visual impact of the porch if the south extension is not constructed.

- ☒ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

**Staff finds that the house as proposed does not meet Criteria 2 or 3. Staff believes that this application would likely meet Criteria 2 and 3 if the following revisions were made:**

- **Remove the 12' south extension. This will bring the house's width into appropriate range, and will eliminate the problem with the discordant architectural styles between this extension and the rest of the house and context area.**
- **Remove or reduce the size of the side porch currently proposed behind the south extension, as this contributes greatly to the overall width of the house and the applicant has not demonstrated the visual impact of the porch should the south extension be eliminated.**
- **Choose windows with a simpler lite pattern, preferably 1-over-1 wood windows.**





INVENTORY PHOTO



CONTEXT AREA



**845 Columbia – Contributing – 1910**



**844 Columbia – Contributing – 1910**





**833 Columbia – Contributing – 1910**



**836 Columbia – Contributing – 1920**



**829 Columbia – Contributing – 1910**



**832 Columbia – Contributing**



**825 Columbia – Contributing**



**817 Columbia – Contributing**





**814 Columbia – Contributing – double lot**



**814 Columbia – Contributing – double lot**



**813 Columbia - Contributing**



**806 Columbia - contributing**

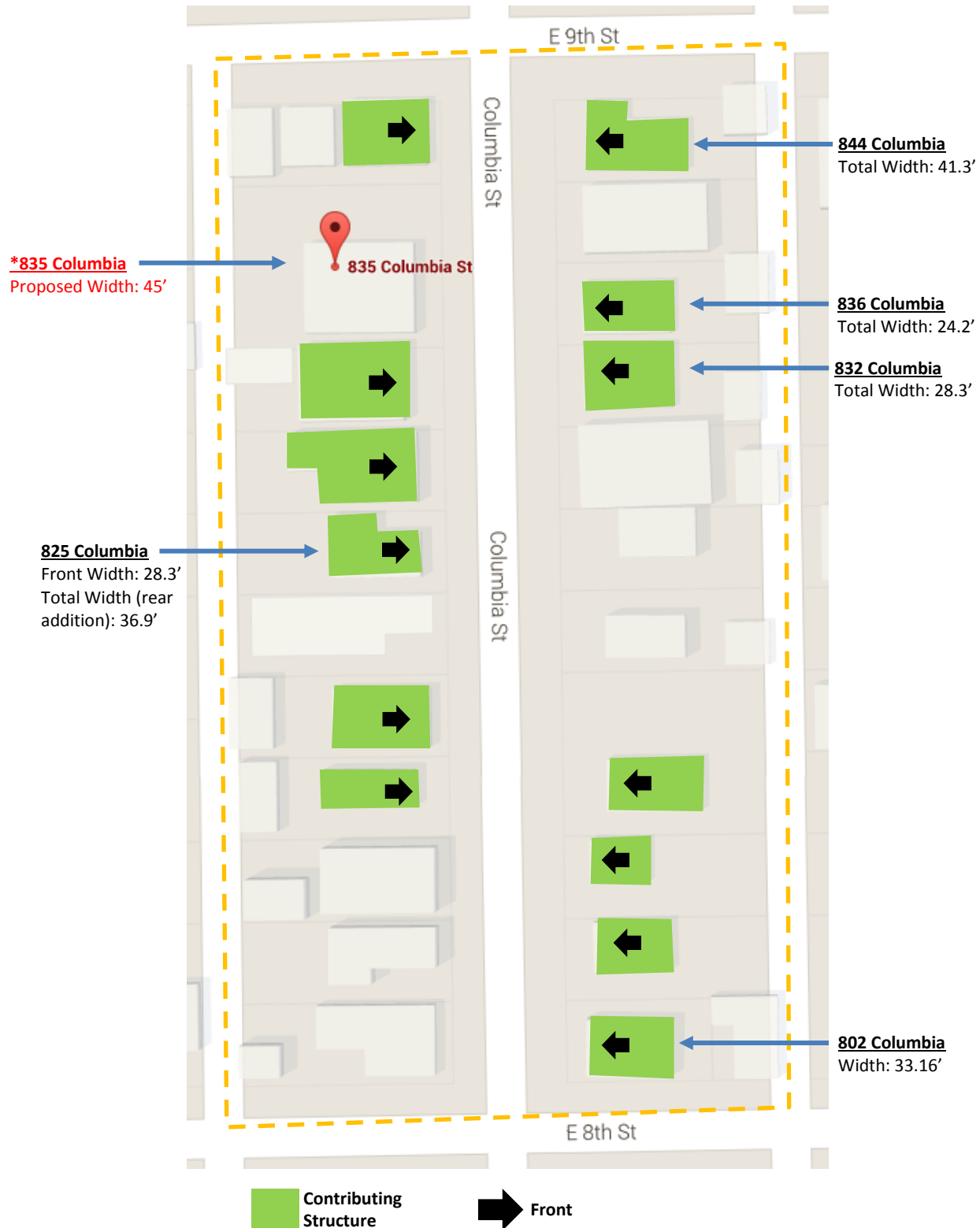


**802 Columbia - contributing**



**804 Columbia - contributing**

STAFF CONTEXT MAP





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## CONTEXT AREA ANALYSIS

*Context area* means the blockface and the opposing blockface within the district where the proposed activity is located. Context area may include a different geographic area if the commission finds that unusual and compelling circumstances exist or that context area is described differently in design guidelines. Criterion 3 requires that new construction 'must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions.'

*Typical* means being within commonly occurring values in a group. Extreme values within a group are not necessarily typical of that group.

The context area for this application is the 800 block of Columbia Street, both west and east blockfaces. This area contains 13 one-story contributing structures and 9 noncontributing properties. The subject property is flanked on both sides by contributing one-story houses. The context area contains 20 single lots (50' wide) and two double lots (100' wide), including the subject property.

Based on staff's 'Typical Details' survey as well as information gathered from recent COAs and permits in the context area, staff has structure width data for 5 of the contributing structures in the context area (see previous page for map and details). The 1951 Sanborn map shows that all existing contributing houses on the block have a similar width, from upper 20s to low 30s, except for the house on the corner lot at 844 Columbia, which is 41' wide. In comparison, the house proposed by the applicant has a total width of 45', which is wider than all of the contributing houses on the blockface, and over 10' wider than the typical width range of 28-33'.

The applicant's designer argued at the Feb 2016 staff meeting that the context area should be the entire Heights South historic district and that this proposed house should be compared only against houses on double lots. Per the ordinance, the context area is the blockface and opposing blockface. The HAHC has the power to expand the context area in certain unusual circumstances. Staff believes that there is no compelling reason to expand the context area, for the following reasons:

1. This block contains a majority contributing structures, including those adjacent to and across the street from 835 Columbia.
2. There is one other existing double lot with a contributing structure on the blockface, at 814 Columbia. This house is approximately 30' wide, significantly less than what the applicant is proposing.
3. Having two lots is not justification for building a larger house than otherwise allowed under the criteria. If it were, applicants could purchase multiple lots in order to build a much larger house than otherwise permitted by Chapter 33.
4. A review of the Sanborn maps, aerial photos, lot surveys, and other available resources for this block as well as several surrounding blocks revealed that double lots were not historically uncommon, but typically contained houses of the same size as those on single lots. It was also common to have two structures on double lots, each of typical +/- 30' width. Double corner lots sometimes contained larger houses (with 844 Columbia as an example), but their width was in the range of 35'-40', less than the 45' width proposed by the applicant. Even 'large' historic two-story houses in the Heights were typically under 40' in width. For instance, Bart Truxillo's well-known house at 1802 Harvard is only 28' wide.

For comparison, at 838 Cortlandt, two blocks away, there is a 1½ story contributing structure on an oversized lot that is very similar in appearance to the proposed design (other than the south room extension). This house was measured in the Typical Details study and is 32' wide.

A house width of 45' is simply inconsistent with the character of Houston Heights Historic District South.

SANBORN 1951





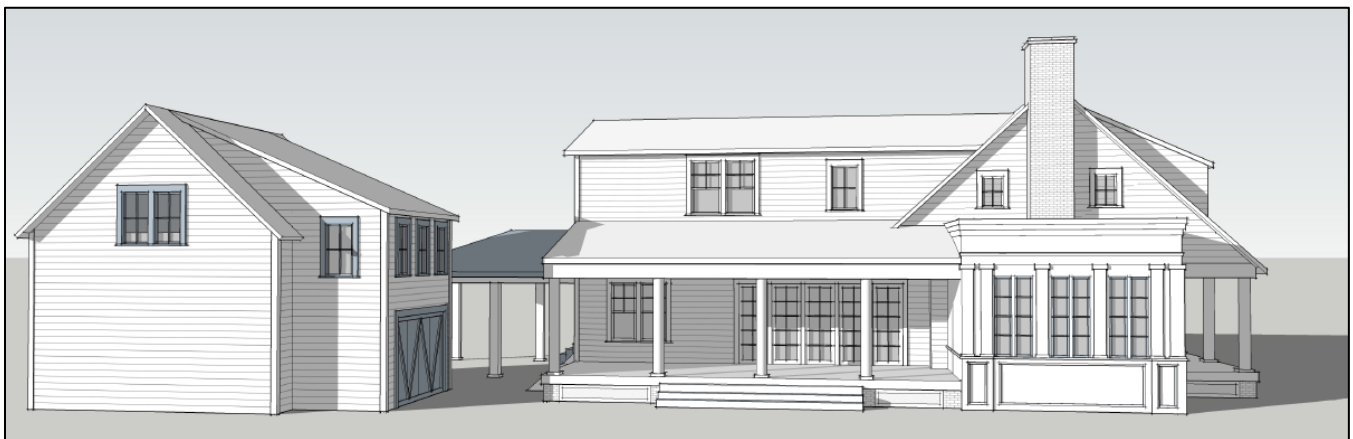
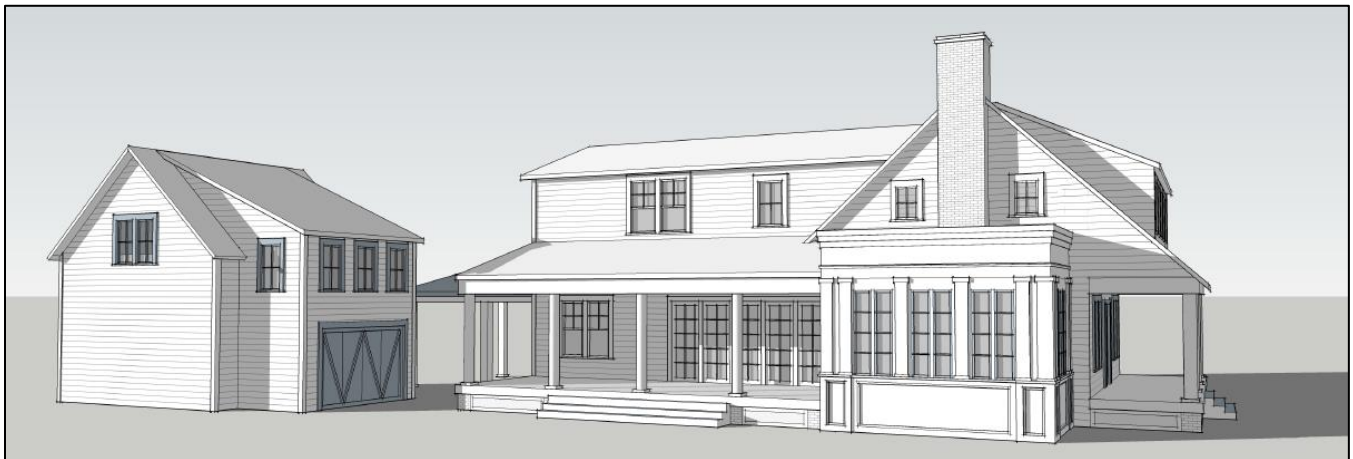
**3D RENDERING**

**PROPOSED**



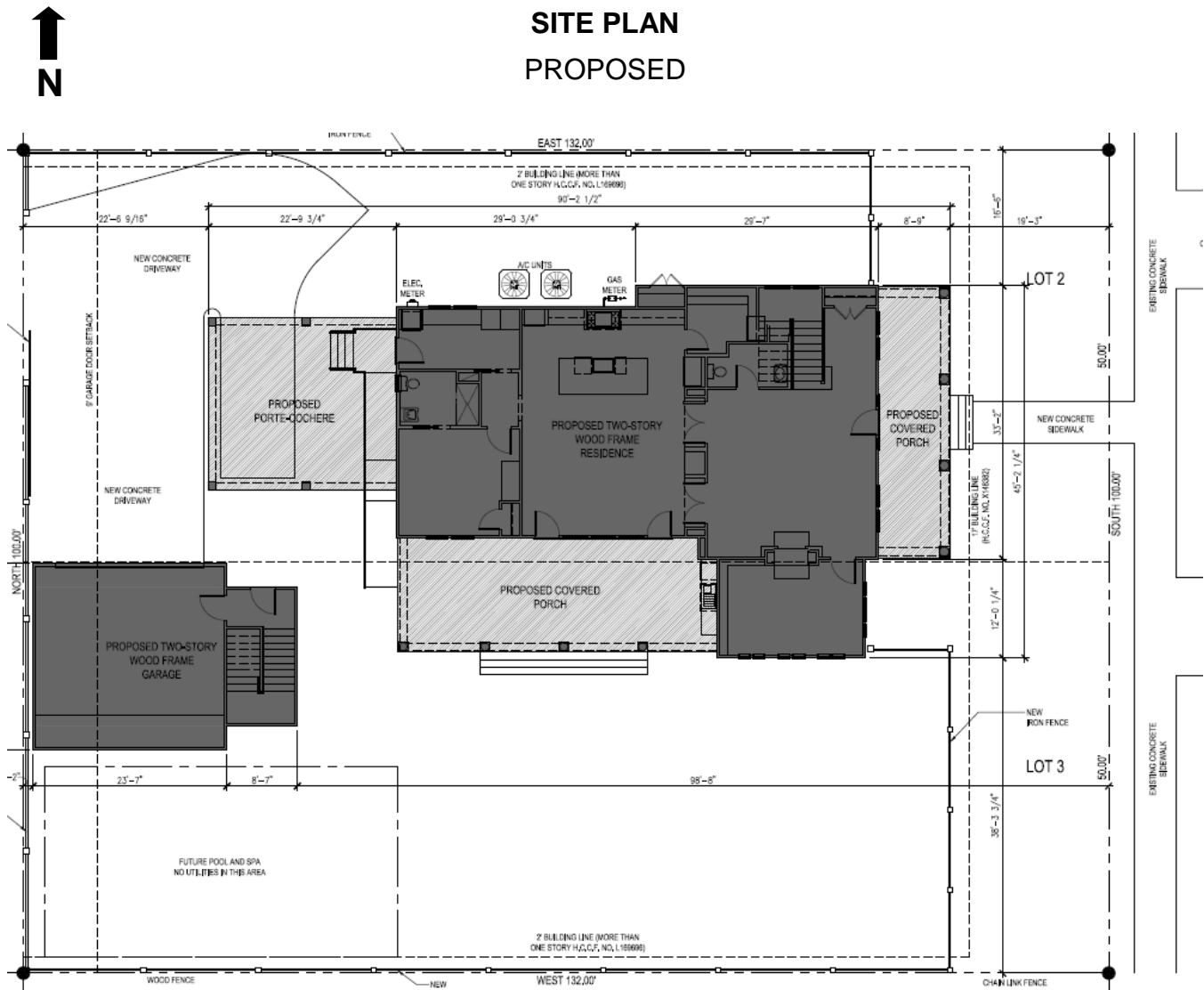
**3D RENDERING**

**PROPOSED**





# SITE PLAN PROPOSED



**EAST ELEVATION – FRONT FACING COLUMBIA STREET**

PROPOSED



**WEST (REAR) ELEVATION**

PROPOSED





**SOUTH SIDE ELEVATION**

**PROPOSED**



**NORTH SIDE ELEVATION**

**PROPOSED**

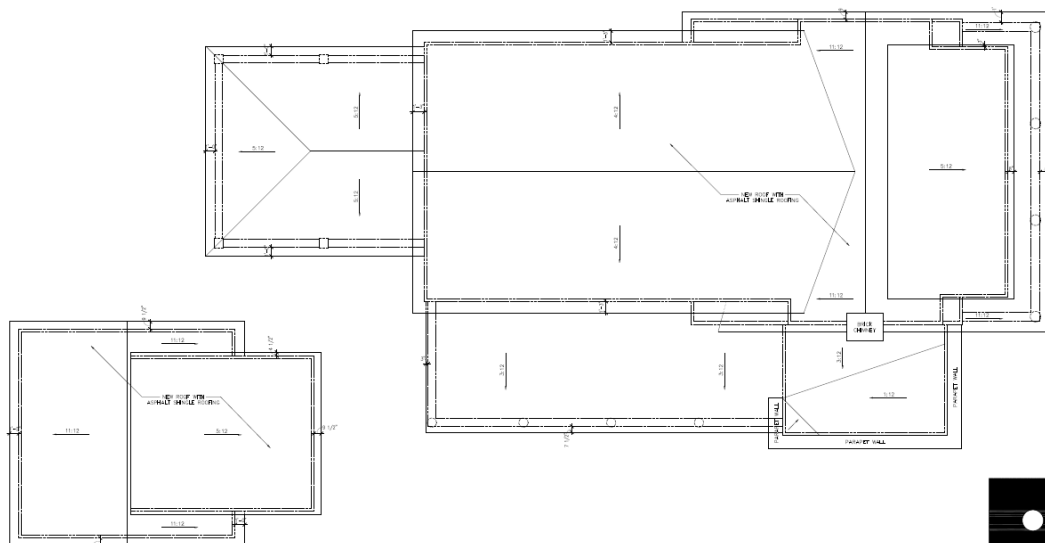




**WEST (REAR) ELEVATION**  
**PROPOSED**



**ROOF PLAN**  
**PROPOSED**



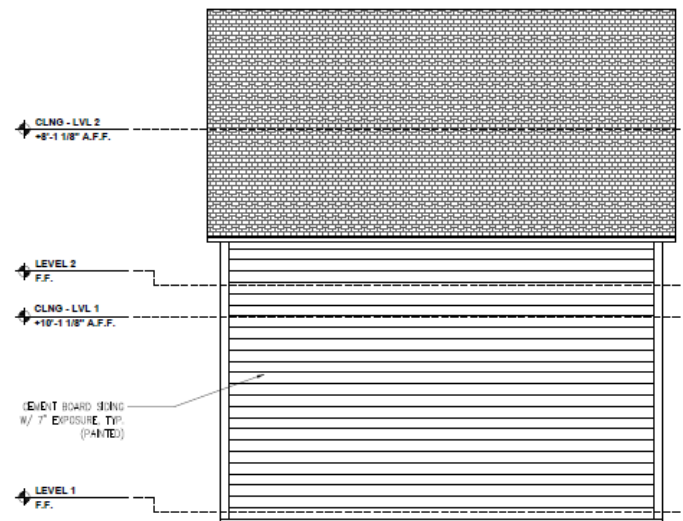
**GARAGE ELEVATIONS**

**PROPOSED**

**EAST (FRONT)**



**WEST (REAR)**



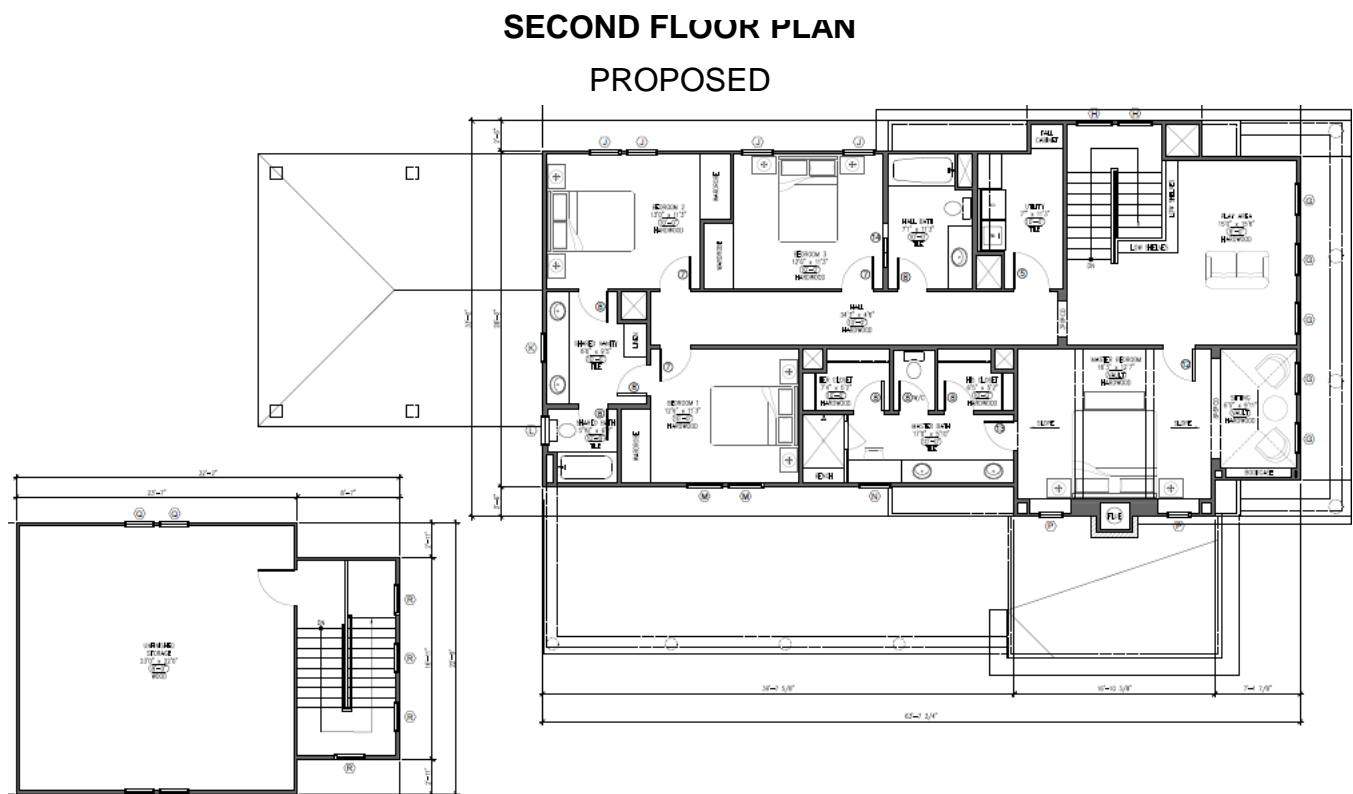
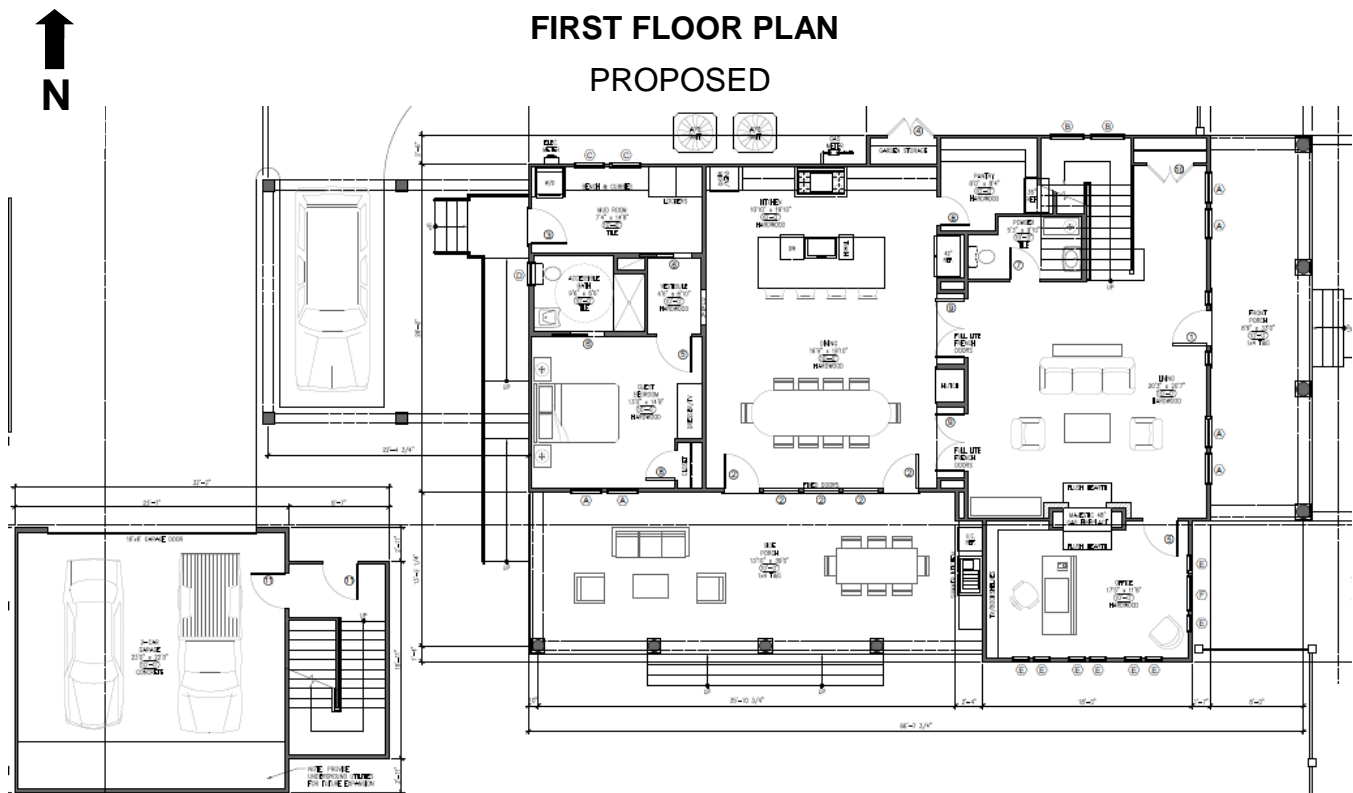
**NORTH SIDE**



**SOUTH SIDE**







## WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(A)	6	2'-8"	6'-0"	DOUBLE HUNG	LIVING, GUEST BEDROOM, 4/1, NEW WOOD WINDOW
(B)	2	3'-0"	7'-0"	FIXED	STAIR LANDING, 8 LITE, NEW WOOD WINDOW
(C)	2	2'-8"	5'-0"	CASEMENT	MUD ROOM, 6 LITE, NEW WOOD WINDOW
(D)	1	2'-0"	3'-0"	CASEMENT	ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW
(E)	8	1'-6"	7'-0"	CASEMENT	OFFICE, 4 LITE, NEW WOOD WINDOW
(F)	1	3'-0"	7'-0"	CASEMENT	OFFICE, 8 LITE, NEW WOOD WINDOW
(G)	5	2'-8"	4'-4"	CASEMENT	MASTER SITTING, PLAY AREA, 6 LITE, NEW WOOD WINDOW
(H)	2	3'-0"	2'-0"	FIXED	STAIR LANDING, 2 LITE, NEW WOOD WINDOW
(J)	4	2'-8"	5'-6"	CASEMENT	BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW
(K)	1	2'-6"	4'-0"	FIXED	SHARED VANITY, 4 LITE, NEW WOOD WINDOW
(L)	1	2'-6"	4'-0"	CASEMENT	SHARED BATH, 2x6 WALL, 4 LITE, NEW WOOD WINDOW
(M)	2	3'-0"	5'-6"	DOUBLE HUNG	BEDROOM 1, 4/1, NEW WOOD WINDOW
(N)	1	2'-8"	4'-6"	CASEMENT	MASTER BATHROOM, 6 LITE, NEW WOOD WINDOW
(P)	2	2'-0"	3'-0"	FIXED	MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW
(Q)	4	2'-6"	4'-6"	CASEMENT	UNFINISHED STORAGE, 6 LITE, NEW WOOD WINDOW
(R)	4	2'-6"	4'-6"	FIXED	GARAGE STAIR, 6 LITE, NEW WOOD WINDOW
DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
(1)	1	3'-0"	8'-0"	EXTERIOR	FRONT DOOR W/ 15" SIDE LIGHTS EACH SIDE
(2)	5	3'-0"	8'-0"	EXTERIOR	DINING, 2 OPERABLE, 3 FIXED
(3)	1	3'-0"	8'-0"	EXTERIOR	MUD ROOM
(4)	1	(2)2'-0"	6'-8"	EXTERIOR	GARDEN STORAGE
(5)	3	3'-0"	8'-0"	INTERIOR	GUEST BEDROOM, OFFICE, UTILITY
(6)	2	3'-0"	8'-0"	POCKET DOOR	ACCESSIBLE BATH, MUD ROOM
(7)	4	2'-8"	8'-0"	INTERIOR	POWDER ROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3
(8)	9	2'-6"	8'-0"	INTERIOR	GUEST BED CLOS., PANTRY, HALL BATH, MASTER BATH, SHARED BATH
(9)	2	(2)2'-6"	8'-0"	INTERIOR	LIVING ROOM, FULL-LITE FRENCH DOORS
(10)	1	(2)2'-0"	8'-0"	INTERIOR	ENTRY, DOUBLE DOOR
(11)	2	3'-0"	8'-0"	EXTERIOR	GARAGE
(12)	1	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM
(13)	1	2'-6"	6'-8"	INTERIOR	MASTER BATHROOM
(14)	1	2'-6"	8'-0"	POCKET DOOR	HALL BATH

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**PROJECT DETAILS**

**Shape/Mass:** The proposed 3,758 square foot 1½-story residence will have a maximum width of 45'-2¼" and a maximum depth of 90'-2½". The proposed residence will have a ridge height of 30'-6". The front wall of the house will be 32'-8". An 8'-0" deep front porch will span the 32'-8" front wall. The porch will include four 14" x 9'-0" round columns. A 12'-0¼" wide by 18'-0" deep one-story portion of the house will extend towards the south. This extension will be located 1'-7" back from the front wall.

The proposed garage will be 22'-9" wide by 32'-2" deep and will have a ridge height of 26'-6¾". The garage will include an enclosed staircase located on the front of the garage. The 16'-11" wide by 8'-7" deep portion of the garage will be centered 2'-11" from the north and south walls. See drawings for more detail.

**Setbacks:** The proposed residence has a south (front) setback of 19'-3"; a south side setback of 38'-3¾"; a north side setback of 16'-6"; and a north (rear) setback of 16'-6".

The proposed garage has a south (front) setback of 98'-8"; a south side setback of 27'-1"; a north side setback of 50'-2"; and a north (rear) setback of 1'-2". See drawings for more detail.

**Foundation:** The proposed residence will have a pier and beam foundation with a finished floor height of 2'-8". The proposed garage will have a concrete slab on grade foundation with a 6" finished floor height. See drawings for more detail.

**Windows/Doors:** The proposed residence and garage will have a combination of double-hung, fixed, and casement windows. The double-hung windows will have a 4-over-1 lite pattern while the fixed and casement windows will have a divided-lite pattern. All windows will be wood and have a recessed mounting profile. See drawings and window/door schedule for more detail.

**Exterior Materials:** The house and garage will be clad in cementitious lap siding with a 7" reveal. The one-story extension will be clad with wood and cementitious panels and trim. The proposed columns will be permacast. The front steps will be wood. See drawings for more detail.

**Roof:** The proposed residence has a side gable roof with a pitch of 11:12 and an eave height of

**Front Elevation:** The proposed front elevation features two portions, the main front wall and a southern extension.  
**(East)** A full width porch extends the width of the front wall and is supported by four columns. A centered door flanked by sidelites is itself flanked symmetrically by a pair of windows to either side. A shed roof dormer with five windows punctuates the main roof. To the south, a one-story extension features a pair of end columns with a centered three part window with a pediment. A built up cornice acts a parapet to conceal the low pitched roof behind. A brick chimney rises between the main portion of the structure and the southern extension.

The proposed front elevation of the garage will have a centered garage door on the first story and three windows in the dormer on the second story. See drawings for more detail.

**Side Elevation:** The proposed south elevation features the side of the front porch. A single set of doors is located  
**(South)** on the first story while a pair of windows topped by a transom is located on the second. To the rear, a single pair of windows is located on the first story while two windows and an additional pair of windows is located on the second story. An attached carport is located at the rear.

The proposed garage will have no fenestration on the first story and three windows on the second story. See drawings for more detail.



**Side Elevation:** The proposed north elevation features the side of the front porch. On the first story, the side of the southern extension features a pair of end columns with three windows all topped by pediments. A built up cornice acts a parapet to conceal the low pitched roof behind. The second story has two windows flanking the chimney. Towards the rear, the first story includes a side porch with three full height windows and two doors. A additional pair of windows is located at the rear. The second story has a single window followed by an additional pair of windows at the rear. An attached carport is located at the rear.

**(North)**

The proposed garage has a garage door and pedestrian door located on the first story and a pair of windows on the second story. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

**(West)**